

# 17 Beech Green, Doagh, BT39 0QB



- Semi Detached
- 3 Bedrooms/ 2+ Receptions
- Popular Village Location
- Open Aspect Over Green
- Deluxe Shaker Style Oak Fitted Kitchen
- PVC Double Glazed Conservatory
- Modern Deluxe Family Bathroom
- PVC Double Glazing/ Gas Central Heating
- Excellent First Time Buy
- Detached Garage/ EV Charging Point / Alarm System

**PRICE Offers Over £174,950**

*Situated within a popular village location. This well presented three bedroom semi detached enjoys a well planned living layout incorporating deluxe shaker style kitchen with dining area, spacious lounge with open aspect, superb conservatory and deluxe first floor family bathroom. Externally, the property enjoys a private courtyard style hard landscaped rear garden, detached garage with EV charging point and benefits from gas central heating and a home alarm system. Perfectly positioned within walking distance of local primary school and Village centre this is a perfect home for first time buyers or downsizers an early viewing is recommended.*

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## ACCOMMODATION

### GROUND FLOOR

Mahogany effect PVC double glazed front door into:-

#### WELL PRESENTED ENTRANCE HALL

With fitted console cupboard. Quality oak effect laminate plank flooring extending into:-

#### LOUNGE 14'7" x 12'2"

Attractive open fireplace with baxi grate. Black slate effect tiled inset with matching hearth and Rustic wooden surround. Picture style window with views over green.



#### OPEN PLAN KITCHEN WITH DINING ASPECT 18'0" x 11'4"

Equipped with a comprehensive range of high and low level oak shaker style fitted units with contrasting work surfaces. Inlaid corner single drainer stainless steel sink unit with mixer tap and hot tap. Integrated eye level oven and separate four ring hob overhead extractor fan housed in stainless steel canopy. Breakfast bar style return with fitted low level cupboards. Dual window aspect. Tiled floor. PVC double glazed door into:-

#### SUPERB DOUBLE GLAZED CONSERVATORY 11'7" x 10'3"

Tiled floor PVC double glazed twin doors to garden.



### FIRST FLOOR

#### SPACIOUS LANDING AREA

Access to roof space.

#### BEDROOM 1 11'8" x 10'2"

Twin fitted modern double sliderobes with mirrored section. Views over green.

#### BEDROOM 2 10'2" x 9'4"



### **BEDROOM 3 8'8" x 7'6"**

Presently used as home office. Quality herringbone style laminate flooring. Views over green.

### **MODERN FAMILY BATHROOM**

Comprising panel bath with fixed shower screen and thermostatically controlled drench style shower with handheld shower attachment, marble effect PVC panel, button flush w.c. and modern white gloss vanity unit with monobloc tap.

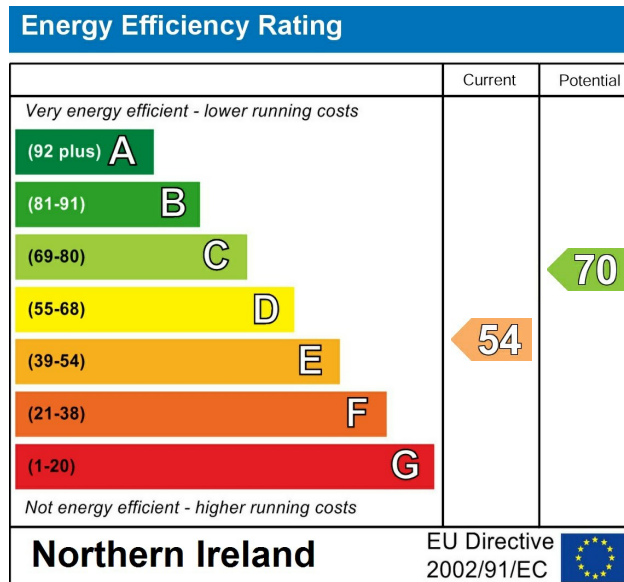


### **OUTSIDE**

Neat well maintained garden to front in lawn.  
Driveway to side with ample parking. Fixed EV charging point.  
Private enclosed hard landscaped courtyard style garden to rear.

### **DETACHED GARAGE 16'8" x 8'4"**

Twin PVC double glazed doors into garden.



**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

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